

GENERAL NOTES

- DOWNSTREAM FACILITIES REQUEST: 13LE1066 - SEWER TREAMENT FACILITY: MÖRRIS FORMAN
- NO BASEMENT GRAVITY SEWER SERVICE WILL BE RERMITTED.
 MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION. DOWNSPOUTS FROM NEW BUILDINGS TO OUTLET ON SURFACE.
- COMPATIBLE UTILITIES TO BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- EACH PROPOSED BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM S" SANITARY SEWER.
 OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER, PSC, WITH A MINIMUM S" SANITARY SEWER.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE W
- CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

 MOSQUITO CONTROL IN ACCORDANCE W CHAPTER 98 LICMO

 ANY & ALL FOOD ESTABLISHMENTS MUST BE IN ACCORANCE W 902 KAR 45:005 REGULATIONS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES. - AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK PERFORMED IN THE RIGHT-OF-WAY.
- ANY & ALL RAZOR / BARB WIRE TO BE REMOVED FROM FENCING.
- AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN
- PER 4.9.3, KARST SURVEY IS REQUIRED COMPLETED ON 04 SEPTEMBER 2013 NO KARST GEOLOGIC FEATURES OBSERVED ON THE SITE SAMANTHA SHARDEIN, GEM ENGINEERING 1762 WATTERSON TRAIL, LOUISVILLE KENTUCKY 40299

EPSC NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC)
PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY
ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASING DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS, SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS, STOCKPILES BHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

- ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

. SEÐIMENT∗LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN,

- WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY AS CEASED.

CLASS A

20234 SQ FT

TREE CANOPY

CLASS A TREE CANOPY REGULATIONS

GROSS SITE AREA 2160 SQ FT, 10.6%

PRESERVED TREE CANOPY MINIMUM REQUIRED TREE CANOPY

NO ADDITIONAL TREE CANOPY REQUIRED

NOTE: TREE PRESERVATION AREAS (TPAS) IDENTIFIED ON THIS PLAN REPRESENT PORTIONS OF THE SITE THE DEVELOPER HAS DESIGNATED AS TO BE LEFT UNDISTURBED DURING THE DEVELOPMENT OF ROADWAYS,

UTILITIES AND SIMILAR INFRASTRUCTURE, THESE ARE NOT PERMANENT PRESERVATION AREAS AND MAY BE REMOVED DURING CONSTRUCTION OF HOMES OR BUILDINGS ON THIS

SITE PLAN LEGEND

- SITE PROPERTY LINE
- ADJACENT PROPERTY LINE
- FORM DISTRICT BOUNDARY
- ROAD CENTERLINE
- ---- SEWER CENTERLINE (APPROXIMATE)
- CHAINLINK FENCE

WOOD FENCE

BUILDING IDENTIFIER

EXISTING SITE BUILDING FOOTPRINT

PROPOSED SITE BUILDING FOOTPRINT ADJACENT BUILDING FOOTPRINT

LOCATION MAP NORTH NOT TO SCALE



PARCEL ID FORM DISTRICT CONSTRUCTION TYPE CURERNT ZONING TAX LOT

DEED BOOK PAGE PLAN CERTAIN EXISTING USE

PROPOSED USE

RESIDENTIAL & OFFICE (MIXED) PROPOSED ZONING

NO CHANGE RESIDENTIAL & OFFICE (MIXED)

6700 SQ FT

025E - 0192 - 0000

8409-0941

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PRELIMINARY APPROVAL

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METRO PUBLIC WORKS

Condition of Approva

TRADITIONAL WORKPLACE OUISVILLE & JEFFERSON COUNTY

SQUARE FOOTAGE

E.1 EXISTING OFFICE E.2 EXISTING RESIDENCE 4200 BQ FT 1500 BQ FT P.1 PROPOSED DUPLEX (HGT 22')
P.2 PROPOSED DUPLEX (HGT 22') 2308 岛风 町 2308 SQ FT TOTAL NEW CONSTRUCTION 4616 SQ FT

SITE CALCULATIONS

TOTAL RENOVATION (E.1 & E.2)

GROSS SITE AREA 14580 5Q FT NET SITE AREA EXISTING GROSS BUILDING FOOTPRINT EXISTING GROSS FLOOR AREA 5700 SQ FT PROPOSED GROSS BUILDING FOOTPRINT 2308 SQ FT PROPOSED GROSS FLOOR AREA 4616 SQ FT TOTAL GROSS FLOOR AREA 10316 SQ FT PROPOSED FLOOR AREA RATIO 0.51 FAR

SITE DENSITY 11 UNITS / ACRE EXISTING IMPERVIOUS AREA 10200 SQ FT PROPOSED IMPERVIOUS AREA 14840 50 FT CHANGE IN IMPERVIOUS AREA 4640 SQ FT

PROPOSED VEHICULAR UBE AREA 4284 SQ FT REQUIRED ILA (0%, VUA < 6000 SQ FT) PROPOSED INTERIOR LANDSCAPE AREA 628 50 FT LANDSCAPE BUFFER REQ. WAIVER REQUESTED

SCOPE OF WORK

- RENOVATÉ EXISTING OFFICE (E.1) FOR SMALL OFFICE TENANT RENOVATÉ EXISTING RESIDENCE
- CONSTRUCT (2) TWO-STORY, TWO-UNIT MULTIFAMILY STRUCTURES, TOTAL OF (4) NEW UNITS, BUILDINGS P.1 & P.2
- CONSTRUCT NEW ASPHALT DRIVE & PARKING AREA INSTALL NEW LANSCAPE ACCORDING TO LBA REQUIREMENTS

PARKING CALCULATIONS

PARKING PROVIDED ON SITE PARKING (NEW ASPHALT LOT) 9 SPACES ON SITE STREET PARKING 3 SPÁCES TOTAL PARKING 12 SPACES MINUMUM GENERAL OFFICE 8 SPĂCES 4 SPACES RESIDENTIAL: 2 DUPLEXES (4 UNITS) RESIDENTIAL: SINGLE FAMILY 1 SPACE 13 SPACES -3 SPACES REDUCTIONS 1 & 2 (20%) TOTAL REQUIRED 10 SPACES

OWNER

GENERAL OFFICE

TOTAL REQUIRED

T.C. PETERS CONSTRUCTION 808 EAST MARKET STREET LOUISVILLE KENTUCKY 40206 TIM PETERS 502 456 1522

RESIDENTIAL: 2 DUPLEXES (4 UNITS)

RESIDENTIAL: SINGLE FAMILY

ARCHITECT

ARCHITECTURAL ARTISANS INC 748 EAST MARKET STREET LOUISVILLE KY 40202 JEFF RAWLINS 502 582 3907 jr@architecturalartigans.net

RECEIVED JAN 3 0 2014

PLAININING &

DESIGN SERVICES

21 SPACES

12 SPACES

5 SPACES 38 SPACES

> DATE 29 JANUARY 2014 SHEET 0 1

REVISIONS

64 6

Binding Elements – Case 13ZONE1009

- 1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's for review and approval; any changes/additions/alterations not so referred shall not be valid.
- 2. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
- 3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
- 4. Prior to any site disturbance permit being issued and prior to any clearing, grading or issuance of a site disturbance permit, a site inspection shall be conducted by PDS staff to ensure proper placement of required tree protection fencing in accordance with the approved Tree Preservation Plan.
- 5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
- 6. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
- 7. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the March 20, 2014 Planning Commission meeting.